170.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,212,900 / 1,212,900
					USE VALUE:	1,212,900 / 1,212,900
					ASSESSED:	1,212,900 / 1,212,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRUD`HOMMEAUX MARC & EMILY T		
Owner 2:			
Owner 3:			
Street 1:	4 WOLLASTON AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PRUD`HOMMEAUX MARC & EMILY T/ TRS -
Owner 2:	EMILY T PRUD`HOMMEAUX TRUST -
Street 1:	4 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Stucco Exterior and 3064 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8004.000	750,800		462,100	1,212,900
Total Card	0.184	750,800		462,100	1,212,900
Total Parcel	0.184	750,800		462,100	1,212,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.86 | /Parcel: 395.86

Legal Description

User Acct 112924

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 170.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	750,800	0	8,004.	462,100	1,212,900		Year end	12/23/2021
2021	101	FV	708,100	0	8,004.	462,100	1,170,200		Year End Roll	12/10/2020
2020	101	FV	707,900	0	8,004.	462,100	1,170,000	1,170,000	Year End Roll	12/18/2019
2019	101	FV	676,700	0	8,004.	462,100	1,138,800	1,138,800	Year End Roll	1/3/2019
2018	101	FV	676,700	0	8,004.	409,300	1,086,000	1,086,000	Year End Roll	12/20/2017
2017	101	FV	676,700	0	8,004.	343,300	1,020,000	1,020,000	Year End Roll	1/3/2017
2016	101	FV	676,700	0	8,004.	343,300	1,020,000	1,020,000	Year End	1/4/2016
2015	101	FV	593,900	0	8,004.	297,100	891,000	891,000	Year End Roll	12/11/2014

!13165!

PRINT

Date	Time
12/30/21	16:19:31

LAST REV

Date	Time
07/08/21	18:42:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRUD`HOMMEAUX M	78102-238	1	6/25/2021	Convenience	1	No	No		
PRUD`HOMMEAUX M	75306-386	1	8/5/2020	Convenience	1	No	No		
SEAVER PROPERTI	71557-271	1	8/30/2018		1,150,000	No	No		
FERRIE GAY/TRUS	70592-381		2/2/2018	Change>Sale	850,000	No	No		
FERRIE GAY/TRUS	68019-352		9/15/2016	Convenience	1	No	No		
SPENCER BRADFOR	33820-343		10/12/2001		695,000	No	No		John C Ferrie d.o.d. 2/5/2014 bk 68019 pg 345
GROSS JOAN C	26269-402		4/29/1996		337,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2018	114	Inter Fi	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2019	SQ Returned	MM	Mary M
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Measured	336	PATRIOT
1/22/2002	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8004		Sq. Ft.	Site		0	70.	0.82	8									462,085						462,100	

Total AC/HA:	0.18375	Total SF/SM:	8004	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,085	Spl Credit		Total:	462,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.03489733
Const Adj.:	1.01489842
Adj $ / SQ:	141.793
Other Features:	139000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	922353
Depreciation:	171558
Depreciated Total:	750795

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

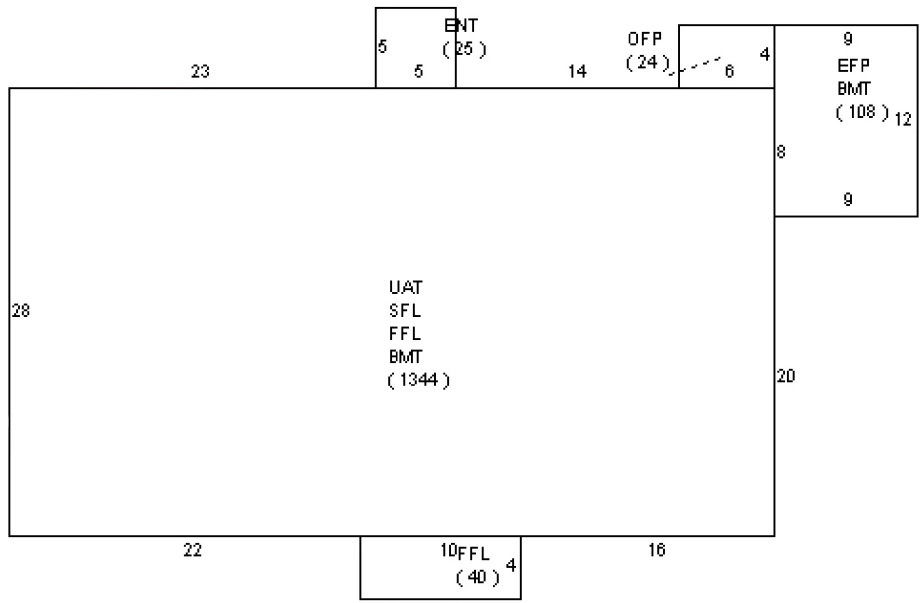
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	207.02
Special Features:	0	Val/Su Net:	160.67
Final Total:	750800	Val/Su SzAd	275.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,452	42.540	61,765
FFL	First Floor	1,384	141.790	196,241
SFL	Second Floor	1,344	141.790	190,569
UAT	Upper Attic	336	109.180	36,685
EFP	Enclos Porch	108	53.210	5,747
ENT	ENTRY	25	26.790	670
OFP	Open Porch	24	44.660	1,072
	Net Sketched Area:	4,673	Total:	492,749
Size Ad	2728	Gross Area	5681	FinArea 3064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: